

HUGHENDEN PARISH COUNCIL – PLANNING COMMITTEE

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Council Offices
held on Thursday 23rd August 2007 commencing at 8pm

UNCONFIRMED

Present:- Cllr L O'Malley (Chairman) Cllr I N Guy (Deputy)
Cllr D L Davies (Deputy) Clerical Assistant: Mrs E Marsden
Cllr M E Ewart

There were no members of the public present.

1. **Apologies for Absence.** Cllr Andrew, Cllr Gould and the Clerk.
It was **NOTED** that Mrs Marsden will be clerking this meeting in Mrs Turner's absence.
2. **Declarations of Interest in Items on the Agenda.**
07P86 - Cllr Guy declared an interest in application 07/06820/FUL – 43 Brimmers Hill, Widmer End, as it is a near neighbour.
3. **Minutes of the previous meeting held on Thursday 2nd August 2007.**
07P87 – 07P75 – It was **AGREED** that this minute should read "Cllr Gould declared an interest in application 07/06791/FUL - Silver Birches, Missenden Road, Great Kingshill, as he lives **next** door to these premises." These minutes were then **RESOLVED** as a true record of that meeting and were duly signed by the Chairman.
4. **Matters Arising.**
07P88 – 07P77 – The members were informed that the response had been sent in to the Communities & Local Government department regarding the consultation paper on Changes to Permitted Development. This was **NOTED**.
07P89 – 07P48 – Update on enforcement action regarding gated entrance to footpath at Oakleaf Farm, Warrendene Road, Hughenden Valley. A response had been received from WDC and it was **AGREED** that a letter would be sent to BCC to inform them of the situation and check the regulations with regard to gates on footpaths.
5. **Review of Conditions Attached to Permissions:-**
07P90 Information was **NOTED** in respect of the following:-
07/05334/FUL 38 Honeysuckle Road, Widmer End
07/06394/FUL 19 & 20 Cockpit Close, Great Kingshill
07/06403/FUL White Lion, Cryers Hill Road, Cryers Hill
07/06422/FUL 1 Standard Cottages, Grange Road, Widmer End
07/06487/FUL Glenwarren, Bryants Bottom Road, Bryants Bottom
07/06483/FUL 75 Friars Gardens, Hughenden Valley
07/06515/FUL Rossmore, Pursells Meadow, Naphill
07/06519/FUL Site 3, RAF High Wycombe, Main Road, Walters Ash
07/06536/FUL 18 South Maundin, Hughenden Valley
6. **Review of Reasons for Refusal of Applications:-**
07P91 Information was **NOTED** in respect of the following:-
07/05814/FUL Meadowcroft, Spurlands End Road, Great Kingshill
07/06331/FUL 21 Mosley Road, Naphill
07/06417/FUL Evington, Cryers Hill Road, Cryers Hill
7. **Review of Reasons Contrary to Parish Council Views**
07P92 Information was **NOTED** in respect of the following:-
07/6344/FUL 1 Spring Rising, Valley Road, Hughenden Valley
07/6467/FUL Moseley Cottage, Stocking Lane, Naphill
8. **Correspondence.**
07P93 - WDC – Notice of withdrawal of application 07/06341/FUL - Beechgrove, Bryants Bottom Road, Bryants Bottom. This was **NOTED**.
07P94 – WDC – Notice that application 07/06359/FUL - 5 Honey Way, Walters Ash would be considered at the Development Control Committee on 15th August 2007. This was **NOTED** and it was confirmed that the members did not speak to this application.

9. **Consideration of Planning Applications.**
07P95 – 9 applications were reviewed.

The following applications should be refused for the planning reasons set out below:-

GMG/07/06687/FUL - Gemma Gearing - 421632

AMENDED:- Insertion of a rear dormer and side flank window in connection with loft conversion at Orchard Cottage, Grange Road, Widmer End.

The Parish Council objects to this application as the rear dormer is out of keeping with adjoining properties and would be an intrusion on neighbours.

LB/07/06882/FUL - Lucy Bamber - 421525

Demolition of existing buildings and erection of 156 units comprising detached, semi detached, terraced and flatted dwellings including Affordable Housing Units, children's' play area, landscaping, means of vehicular and pedestrian access, provision of an emergency access and public open space at Wellesbourne Campus, Kingshill Road, High Wycombe.

The Parish Council strongly object to this application as it feels that it is an overdevelopment of the site and the proposed height and scale of the properties is out of keeping in the AONB, Green Belt, adjacent to a Conservation Area and on a visible hill top site. There are no proposed community facilities for this large development. The overall effect on the infrastructure for both services and highways will be catastrophic. The single entrance and positioning of the roundabout would be a road safety hazard. The possibility of a substantial number of extra vehicles exiting onto Kingshill Road at this point would cause daily grid lock throughout our and neighbouring parishes.

The Council has the following observations on these applications:-

VJB/07/06820/FUL - Valerie Bailey - 421548

Construction of two storey part first floor rear extension including side dormer and alterations to existing dormer at 43 Brimmers Hill, Widmer End.

The Parish Council has no objection provided there is no intrusion on neighbours.

Cllr Guy had declared an interest in this application and took no part in the decision.

MAS/07/06849/FUL - Mark Spragg - 421524

Roof extensions and alterations including insertion of 1 dormer window to west elevation to provide first floor accommodation to existing bungalow and construction of two storey rear extension at 30 Vincents Way, Naphill.

The Parish Council has no objection provided there is no intrusion on neighbours.

ELH/07/06885/FUL -Emma Hatton - 421538

Construction of single storey infill extension, single storey rear extension, conversion of existing garage to form habitable room and erection of detached double garage at 283 Main Road, Walters Ash.

The Parish Council has no objection to the proposed changes to the existing property but considers that this may be overdevelopment. The plan gives an impression of a larger plot than it actually is.

ELH/07/06904/FUL - Emma Hatton - 421538

Demolition of existing garage and construction of two storey side extension with integral garage at Fernlea, Downley Road, Naphill.

The Parish Council has no objection to the demolition of the existing garage and the construction of a two storey side extension. However, the Parish Council notes that the planning history makes no mention of a recently constructed pitched roof brick workshop and garage, which has been constructed within the last four years, to replace a dilapidated barn. This is a sensitive site bordering Naphill Common.

MAS/07/06938/FUL - Mark Spragg - 421524

Construction of roof extensions and alterations, incorporating seven velux windows to provide first floor accommodation to existing bungalow and construction of single storey rear extension, creation of front porch and garage extension at 14 Vincents Way, Naphill.

The Parish Council has no objection provided there is no intrusion on neighbours.

The following applications should be approved:-

ELH/07/06814/FUL - Emma Hatton - 421538

Erection of conservatory to rear at Beechcroft, Purssells Meadow, Naphill.

VJB/07/06851/FUL - Valerie Bailey - 421548

Construction of single storey extension to gable end at 41 Sunny Bank, Widmer End.

- 10. **Other Matters.**
None.
- 11. **Items to be considered for the Strategic Plan.**
No items outstanding.
- 12. **Urgent Matters by permission of the Chairman.**
None.
- 13. **Date of the Next Meeting.**
The next meeting of the Planning Committee is scheduled for Thursday 13th September 2007.

There being no further business, the meeting closed at 9.52pm.

Signed:

Date: